

City Clerk File No. Ord. 17-151

Agenda No. 3.A 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-151

TITLE:

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE TO CREATE TWO (2) NEW CLASSIFIED POSITIONS FOR SOCIAL SERVICE TECHNICIAN AND DATA PROCESSING PROGRAMMER/SYSTEMS ANALYST

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

<u>Labor Grade</u>	<u>Title</u>
*	<u>Social Service Technician</u>
*	<u>Data Processing Programmer/Systems Analyst</u>

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

*Pursuant to N.J.S.A. 40:69A-43a.

NR/he
10/31/17

APPROVED AS TO LEGAL FORM

J. Daniel Monahan
Corporation Counsel

APPROVED:

Sam Coronado
Business Administrator

Certification Required

Not Required

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE TO CREATE A NEW CLASSIFIED POSITION FOR SOCIAL SERVICE TECHNICIAN

Initiator

Department/Division	Human Resources	Workforce Management
Name/Title	Nancy Ramos	Director of Human Resources
Phone/email	(201) 547-5217	nancyr@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

To establish a new title for various employees in accordance with New Jersey Department of Civil Services Commission Rules and Regulations

I certify that all the facts presented herein are accurate.



Signature of Department Director

10/23/17
Date

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE TO CREATE A NEW CLASSIFIED POSITION FOR (Data Processing Programmer / Systems Analyst)

Initiator

Department/Division	Human Resources	Workforce Management
Name/Title	Nancy Ramos	Director of Human Resources
Phone/email	(201) 547-5217	nancyr@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

To establish a new title for various employees in accordance with New Jersey Department of Civil Services Commission Rules and Regulations

I certify that all the facts presented herein are accurate.


Signature of Department Director

10/27/19
Date



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
OFFICE OF THE MAYOR

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5500 | F: 201 547 5442



STEVEN M. FULOP
MAYOR OF JERSEY CITY

E.O. _____

_____, 2017

EXECUTIVE ORDER OF THE MAYOR
OF THE
CITY OF JERSEY CITY

CLASSIFIED POSITIONS FOR CITY EMPLOYEES

Pursuant to the Faulkner Act, N.J.S.A. 40:69A-48, as amended by L.1985, c.374, the Mayor is now authorized to set the salaries, wages or other compensation of all employees of administrative departments except department directors and employees whose salaries are required to be set by ordinance.

Pursuant to this authorization, I issue the following Executive Order establishing guidelines for salaries and wages of those employees whose salaries are set by the Mayor:

Labor Grade

Title

8

Social Service Technician

9

Data Processing Programmer/Systems Analyst

This order shall take effect immediately.

Very truly yours,

STEVEN M. FULOP, MAYOR

SMF/he

cc: Robert J. Kakoleski, Business Administrator
Jeremy Farrell, Corporation Counsel
Robert Byrne, City Clerk
Donna Mauer, Chief Financial Officer
Nancy Ramos, Personnel Director

New Title

Title: Data Processing Programmer / Systems Analyst

Department: HEDC

Division: CDBG

Labor Grade: 9

Min: \$10,150

Max: \$ 41,955

Union: Local 246

Salary: 40,000

Jamie Y. Ding
490 Pavonia Ave
Jersey City NJ, 07306

New Title

Title: Social Service Technician

Department: Administration

Division: Municipal Court

Labor Grade: 8

Min: \$9,800

Max: \$41,378

Union: 246

Salary: \$35,000

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-151
 TITLE: 3.A NOV 16 2017 4.A **NOV 29 2017**

Ordinance supplementing Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code to create two (2) new classified positions for Social Service Technician and Data Processing Programmer/System Analyst.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
NOV 16 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 29 2017 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
NOV 29 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 16 2017
 Adopted on second and final reading after hearing on NOV 29 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017

Robert Byrne, City Clerk

APPROVED:
 Rolando R. Lavarro, Jr., Council President
 Date NOV 29 2017

*Amendment(s):

APPROVED:
 Steven M. Fulop, Mayor
 Date DEC 01 2017
 Date to Mayor NOV 30 2017

City Clerk File No. Ord. 17-153

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-153

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
TITLE: CITY ADOPTING AMENDMENTS TO THE JERSEY CITY LAND
DEVELOPMENT ORDINANCE FOR CHAPTER 345, ARTICLE III,
SECTION 19. NOTICE OF APPLICATIONS

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-62, may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

WHEREAS, the Municipal Council, pursuant to N.J.S.A. 40:55D-64, has sought and received the recommendations of the Jersey City Planning Board relative to these issues; and

WHEREAS, there is a need to provide public notice to all effected property owners within 200 feet of any major development so that they be made aware of a public hearing where interested parties are entitled to speak; and

WHEREAS, the Planning Board voted to recommend adoption of this amendment by the Municipal Council at their September 26, 2017 regular meeting;

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the Jersey City Land Development Ordinance, be and is hereby amended as follows (Material indicated by strikethrough ~~like this~~ is existing material that is intended to be deleted. Material indicated by bold italic *like this* is new material that is intended to be enacted):

§ 345-19. Notice of applications.

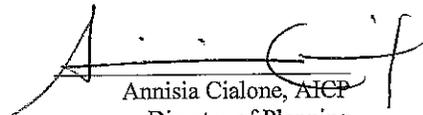
A. Public notice of a hearing on an application for development shall be given, pursuant to N.J.S.A. 40:55D-12 ~~except for~~. *This shall also include:*

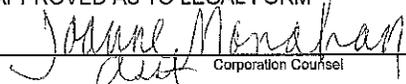
1. Preliminary site plan review pursuant to section 34 of N.J.S.A. 40:55D-46;
2. Minor subdivisions pursuant to section 35 of N.J.S.A. 40:55D-47; or
3. Final approval pursuant to section 38 of N.J.S.A. 40:55D-50; and provided that public notice shall be given in the event that relief is requested pursuant to section 47 or 63 of N.J.S.A. 40:55D-60 or 40:55D-76 as part of an application for development otherwise excepted herein from public notice.

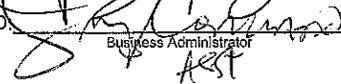
- B. NO CHANGE
- C. NO CHANGE
- D. NO CHANGE
- E. NO CHANGE
- F. NO CHANGE

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is hereby directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


 Annisia Cialone, AICP
 Director of Planning

APPROVED AS TO LEGAL FORM

 Corporation Counsel

APPROVED 
 APPROVED 
 Business Administrator

Certification Required
 Not Required

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution/ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution/ordinance.

Full Title of Ordinance/Resolution

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE JERSEY CITY LAND DEVELOPMENT
ORDINANCE FOR CHAPTER 345, ARTICLE V – ZONING AND DESIGN
STANDARDS**

Initiator

Department/Division	HEDC	City Planning
Name/Title	Annisia Cialone, AICP	Director
	Tanya R. Marione PP, AICP	Principal Planner
Phone/email	201-547-5010	tanyam@jcnj.org

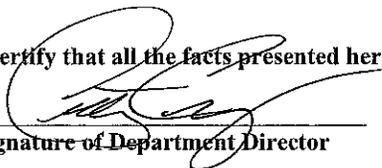
Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Purpose

The amendment before you pertains to the Land Development Ordinance noticing requirements for all applications to the Planning or Zoning Board

1. Currently the LDO only requires an applicant to notice if their application proposes deviations or variances and exempts conventional site plans, minor subdivision, and final approvals from needing to notice property owners within 200 ft. This amendment would remove those exemptions and require all applications to send a notice to all property owners within 200' of the application site.
2. This is within the power granted in the MLUL under NJSA 40:55D-12. It will greatly improve resident's awareness of all applications going to a land use board.

I certify that all the facts presented herein are accurate.



Signature of Department Director

Date

Summary

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY CITY LAND DEVELOPMENT ORDINANCE FOR CHAPTER 345, ARTICLE III, SECTION 19. NOTICE OF APPLICATIONS

The amendment before you pertains to the Land Development Ordinance noticing requirements for all applications to the Planning or Zoning Board

1. Currently the LDO only requires an applicant to notice if their application proposes deviations or variances and exempts conventional site plans, minor subdivision, and final approvals from needing to notice property owners within 200 ft. This amendment would remove those exemptions and require all applications to send a notice to all property owners within 200' of the application site.
2. This is within the power granted in the MLUL under NJSA 40:55D-12. It will greatly improve resident's awareness of all applications going to a land use board.

CITY OF JERSEY CITY

Department of Housing, Economic Development & Commerce
Division of City Planning



Interdepartmental Memorandum

DATE: 10/11/2017
TO: Rolando Lavarro and City Council Members
FROM: Tanya R. Marione, AICP, PP, Principal Planner
RE: Land Development Ordinance Amendments Notice Requirements 345-19

NJSA 40:55D-12. Notices of application, requirements.

Requires applicants to provide notice at least 10 days prior to the date of the hearing.

NJSA 40:55D-12.a. exempts

- 1) conventional site plan,
- 2) minor subdivisions, and
- 3) final approval.

That subsection concludes with "notwithstanding the foregoing, the governing body may by ordinance require public notice for such categories of site plan review as may be specified by ordinance."

The 2000 LDO update provided for the exemption from those 3 subcategories – this ordinance amendment would remove that exemption and now all applications to a land use board will be required to provide notices according to state noticing requirements. Simply stated, site plan application with no deviations or variances would now be required to notice in the same way they would if a variance is required.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-153
 TITLE: 3.C NOV 16 2017 4.C

NOV 29 2017

Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Jersey City Land Development Ordinance for Chapter 345, Article III, Section 19, notice of applications.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 16 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 29 2017 7-0											
Councilperson <u>GAJEWSKI</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	ABSENT		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER

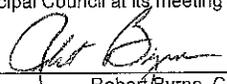
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 29 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

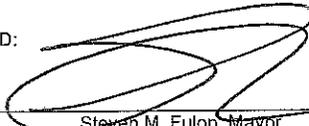
N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 16 2017
 Adopted on second and final reading after hearing on NOV 29 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017

 Robert Byrne, City Clerk

APPROVED: 
 Rolando R. Lavarro, Jr., Council President
 Date NOV 29 2017

*Amendment(s):

APPROVED: 
 Steven M. Fulop, Mayor
 Date DEC 01 2017
 Date to Mayor NOV 30 2017

City Clerk File No. Ord. 17-154

Agenda No. 3.D 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-154

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC)
ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS)
OF THE JERSEY CITY TRAFFIC CODE DESIGNATING THE INTERSECTION OF
ST. PAUL'S AVENUE AND JAMES AVENUE AS A MULTI-WAY STOP
INTERSECTION

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-9 Stop Intersections.

The Intersections listed below are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
<u>James Av</u>	<u>North and South</u>	<u>St. Paul's Av</u> - Multi
<u>St. Paul's Av</u>	<u>East and West</u>	<u>James Av</u> - Multi

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
- This ordinance shall take effect at the time and in the manner as prescribed by law.
- The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

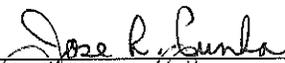
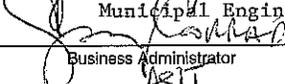
NOTE: Material to be inserted is new and underscored.

AV:pcl
(10.27.17)

APPROVED: 
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 
Municipal Engineer
APPROVED: 
Business Administrator
ASST

Certification Required

Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY TRAFFIC CODE DESIGNATING THE INTERSECTION OF ST. PAUL'S AVENUE AND JAMES AVENUE AS A MULTI-WAY STOP INTERSECTION

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Andrew Vischio, P.E. Director of Traffic and Transportation	Director of Traffic & Transportation
Phone/email	201.547.4419	AVischio@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

The purpose of this Ordinance is to designate the following intersections as all way stop control:

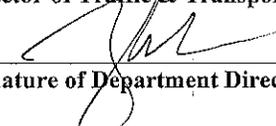
James Avenue and St. Paul's Avenue

Designating this intersection as an all-way stop control will improve traffic safety and operational characteristics at the intersection based on a detailed review of traffic conditions and guidance outlined within the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation



Signature of Department Director

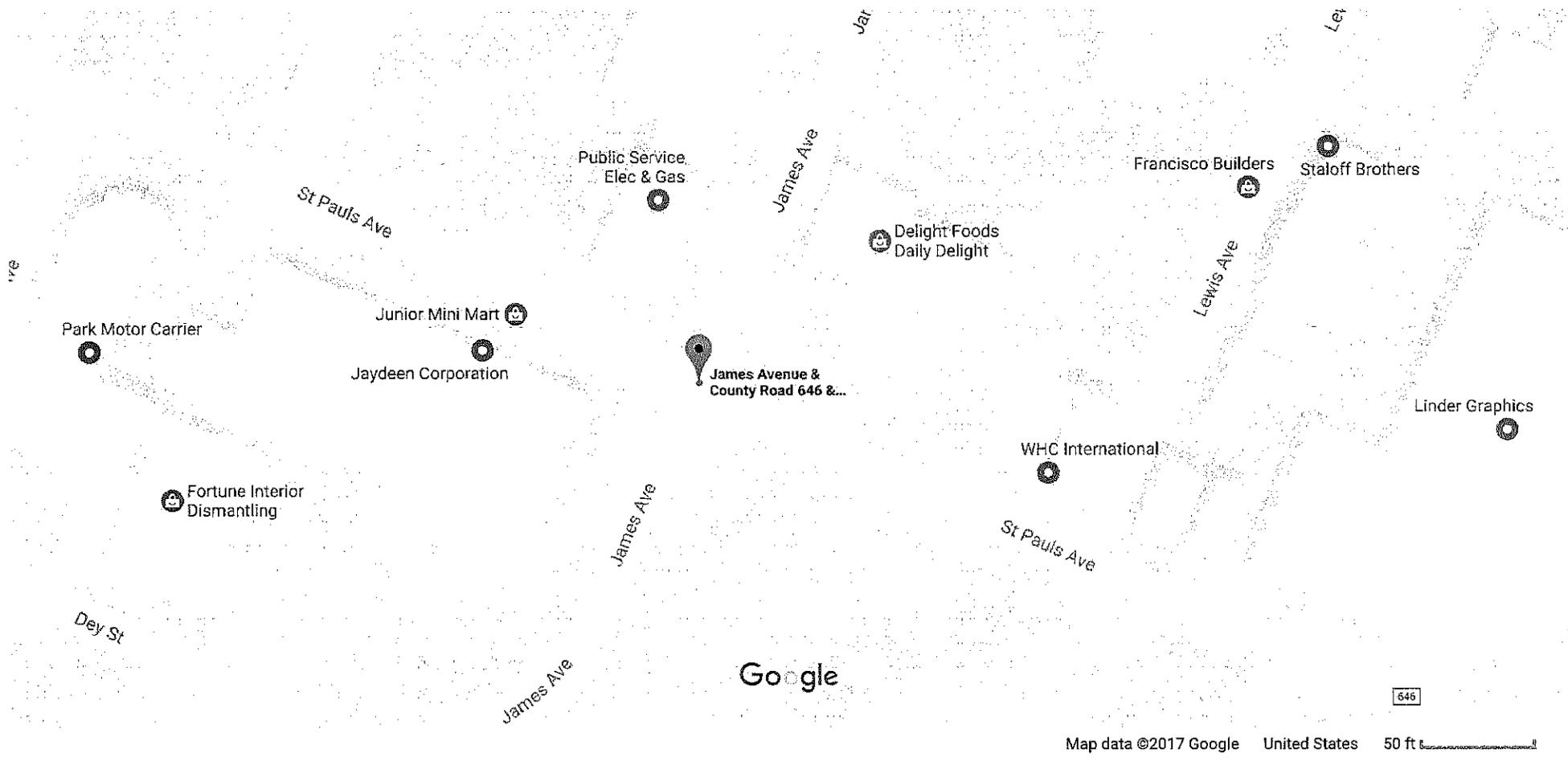
10/27/17

Date

11/8/17

Date

James Ave & St Pauls Ave



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-154
 TITLE: 3.D NOV 16 2017 4.D NOV 29 2017

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code designating the intersection of St. Paul's Avenue and James Avenue as a multi-way stop intersection.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 16 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 29 2017 8-0											
Councilperson <u>OSBORNE</u>			moved, seconded by Councilperson <u>GADSDEN</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote N.V.--Not Voting (Abstain)

SPEAKERS:

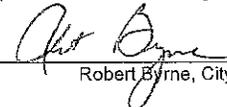
RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____			moved to amend* Ordinance, seconded by Councilperson _____						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 29 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote N.V.--Not Voting (Abstain)

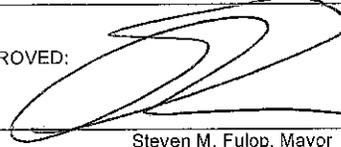
Adopted on first reading of the Council of Jersey City, N.J. on NOV 16 2017
 Adopted on second and final reading after hearing on NOV 29 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017


 Robert Byrne, City Clerk

*Amendment(s):

APPROVED: 
 Rolando R. Lavarro, Jr., Council President
 Date NOV 29 2017

APPROVED: 
 Steven M. Fulop, Mayor
 Date DEC 01 2017
 Date to Mayor NOV 30 2017

City Clerk File No. Ord. 17-155

Agenda No. 3.E 1st Reading

Agenda No. 4.E 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-155

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING 85 FEET AS NO PARKING, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M. AND 2:00 P.M. TO 3:00 P.M. AT 160 DANFORTH AVENUE (DANFORTH AVENUE EARLY CHILDHOOD CENTER) AND REPEALING THE NO PARKING, 7:30 A.M. TO 3:15 P.M. IN FRONT OF 128 DANFORTH AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code is hereby supplemented as follows:

Section 332-24 **PARKING PROHIBITED CERTAIN HOURS**

No person shall park a vehicle between the hours specified upon any of the streets or parts thereof listed below.

Name of Street	Side	Days of Week	Hours	Limits
Danforth <u>Av</u>	<u>North</u>	<u>School Days</u>	<u>8:00 a.m. to 9:00 a.m.</u> <u>2:00 p.m. to 3:00 p.m.</u>	<u>290 feet east of Old Bergen Rd 85 feet easterly</u>
	<u>[North</u>		<u>7:30 a.m. to 3:15 p.m.]</u>	<u>232 feet west of Ocean Av 57 feet west</u>

- All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- This ordinance shall take effect at the time and in the manner provided by law.
- The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: New material to be inserted is underscored.

AV:pcl
(10.27.17)

APPROVED: [Signature]
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM
[Signature]
Corporation Counsel

APPROVED: [Signature]
Municipal Engineer
APPROVED: [Signature]
Business Administrator

Certification Required

Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING 85 FEET AS NO PARKING, SCHOOL DAYS, 8:00 A.M. TO 9:00 A.M. AND 2:00 P.M. TO 3:00 P.M. AT 160 DANFORTH AVENUE (DANFORTH AVENUE EARLY CHILDHOOD CENTER) AND REPEAL THE NO PARKING 7:30 A.M. TO 3:15 P.M. IN FRONT OF 128 DANFORTH AVENUE

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Andrew Vischio, P.E. at the request of Diane O'Connell, Principal on behalf of the Danforth Avenue Early Childhood Center which is part of the Jersey City Public Schools 160 Danforth Ave, JCNJ doconnell@jcboe.org	Director of Traffic & Transportation
Phone/email	201.547.4419	AVischio@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

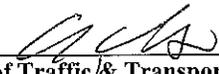
Clearing the frontage of the Danforth Avenue Early Childhood Center will facilitate the school buses that transport the students to and from the Early Childhood Center every day, between the hours of 8:00 a.m. and 9:00 a.m. and 2:00 p.m. and 3:00 p.m.

This parking restriction will increase traffic safety and pedestrian safety as the buses will no longer need to double park along Danforth Avenue.

The parking restriction will only be in effect School Days between the hours of 8:00 a.m. and 9:00 a.m. and 2:00 p.m. and 3:00 p.m.

Also repeal the "no parking, 7:30 a.m. to 3:15 p.m." in front of 128 Danforth Avenue. The Daycare is no longer housed in this building. The no parking signs were removed a few years back.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

10/27/17
Date



Signature of Department Director

11/8/17
Date

Google Maps 160 Danforth Ave



Image capture: Oct 2015 © 2017 Google United States

Jersey City, New Jersey

 Google, Inc.

Street View - Oct 2015



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-155
 TITLE: 3.E NOV 16 2017 4.E NOV 29 2017

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) designating 85 feet as No Parking, School Days, 8:00 a.m. to 9:00 a.m. and 2:00 p.m. to 3:00 p.m. at 160 Danforth Avenue (Danforth Avenue Early Childhood Center) and repealing the No Parking, 7:30 a.m. to 3:15 p.m. in front of 128 Danforth Avenue

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 16 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI		ABSENT		YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE		ABSENT		WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 29 2017 8-0											
Councilperson <u>ROBINSON</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN		ABSENT	
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

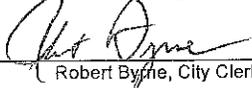
RECORD OF FINAL COUNCIL VOTE NOV 29 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN		ABSENT	
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 16 2017
 Adopted on second and final reading after hearing on NOV 29 2017

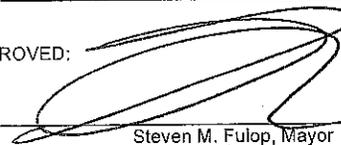
This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017


 Robert Byrne, City Clerk

*Amendment(s):

APPROVED: 
 Rolando R. Lavarro, Jr., Council President

Date NOV 29 2017

APPROVED: 
 Steven M. Fulop, Mayor

Date DEC 01 2017

Date to Mayor NOV 30 2017

City Clerk File No. Ord. 17-156

Agenda No. 3.F 1st Reading

Agenda No. 4.F 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-156

TITLE: **AN ORDINANCE AUTHORIZING THE CITY TO EXTEND THE LEASE WITH THE JERSEY CITY REDEVELOPMENT AGENCY FOR OFFICE SPACE LOCATED AT 380-382 MARTIN LUTHER KING DRIVE.**

WHEREAS, the City of Jersey City (the "City") has a need for space for the use of governmental offices; and

WHEREAS, N.J.S.A. 40A:12-5 provides that a municipality may by Ordinance authorize a lease of real property if it determines it is needed for municipal purposes; and

WHEREAS, the Jersey City Redevelopment Agency ("JCRA"), is the owner of property located at 380-382 Martin Luther King Drive; and

WHEREAS, the City will lease certain space within the Martin Luther King Hub Plaza consisting of approximately 1,965 square feet and located at 380-382 Martin Luther King Drive (the "property"), to be used for the Division of Commerce ("Commerce"), and

WHEREAS, the City has agreed to renew the one year lease option from January 1, 2018 to December 31, 2018 with a one year option to renew; and

WHEREAS, the payment of rent shall be at a rate of \$13.33 per sq. ft. for a total of \$26,193.48 per year or \$2,182.79 per month; and

WHEREAS, there are additional common charges of approximately \$7,000.00 per year; and

WHEREAS, the City shall have the right to terminate the Lease Agreement at any time without cause; and

WHEREAS, JCRA agrees to execute the Lease Agreement attached hereto; and

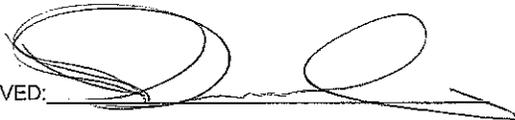
WHEREAS, funds will be made available in the 2018 temporary, permanent and future Calendar Year Budgets in account # 01-201-31-432-304.

NOW THEREFORE BE IT ORDAINED by the Municipal Council of the City that:

1. The Mayor or Business Administrator is authorized to execute the attached Lease Agreement with the Jersey City Redevelopment Agency subject to such modification as may be deemed necessary or appropriate by Corporation Counsel.
2. The term of the Lease Agreement is from January 1, 2018 to December 31, 2018 with a one year option to renew at a rate of \$13.33 per sq. ft. for a total annual cost not to exceed \$33,189.00 payable in monthly installments of \$2,182.79 for rent plus \$583.00 for common charges.
3. The City shall have the right at its convenience to terminate the Lease Agreement at any time without cause.

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: 

APPROVED: _____
Business Administrator

Certification Required

Not Required

ORDINANCE/RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AUTHORIZING THE CITY TO EXTEND THE LEASE WITH THE JERSEY CITY REDEVELOPMENT AGENCY FOR OFFICE SPACE LOCATED AT 380-382 MARTIN LUTHER KING DRIVE.

Initiator

Department/Division	Administration	Real Estate
Name /Title	Greg Corrado	Assistant Business Administrator
Phone/E-Mail	(201) 547-5147	greg@jcnj.org

Note initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance/Resolution Purpose

The City currently leases office space from the Jersey City Redevelopment Agency for the Division of Commerce at 380-382 Martin Luther King Drive. The Lease expires on December 31, 2017. There is not enough space at the City Hall Annex for Commerce therefore, the City desires and the Jersey City Redevelopment agrees to extend the lease.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

LEASE AGREEMENT

THIS LEASE AGREEMENT made this _____ day of _____, 20____ between the **JERSEY CITY REDEVELOPMENT AGENCY** located at 66 York Street, Jersey City, New Jersey 07302 and the **CITY OF JERSEY CITY (City)**, having it's principal place of business at City Hall, 280 Grove Street, Jersey City, New Jersey 07302.

ARTICLE ONE

Premises

The City requires office space for the Division of Commerce and the Jersey City Redevelopment Agency agrees to rent 1,965 sq. ft. @ \$13.33 per sq. ft. of office space located at 380-382 Martin Luther King Drive

ARTICLE TWO

Term

As a Month to Month Tenancy effective as of January 1, 2018 through December 31, 2018. The City shall have the right to terminate at any time without cause.

ARTICLE THREE

Use

The City is currently using and may continue to use and occupy 1,965 sq. ft. of office space located at 380-382 Martin Luther King Drive, Jersey City, New Jersey for the Division of Commerce.

ARTICLE FOUR

Payment of Rent

The City covenants and agrees to pay the Jersey City Redevelopment Agency rent for and during the Month to Month Tenancy, 1,965 sq. ft. @ \$13.33 per sq. ft. or the sum of Two Thousand One Hundred Eighty Two Dollars Seventy Nine Cents (\$2,182.79) per month or Twenty Six thousand One Hundred Ninety Three and Forty Eight Cents (\$26,193.48) per year. The City will also pay Common Charges in the amount of approximately Seven Thousand Dollar (\$7,000.00) per year or Five Hundred Eighty Three (\$583.00) per month.

ARTICLE FIVE
Maintenance and Repairs

Landlord shall take good care of the Property and shall, at its own cost and expense, make all repairs and maintain the Property, including the heating system, water service, roof and common areas, in good condition and state of repair during the Term. The Landlord shall be responsible for keeping the Property and all parts thereof in a clean and sanitary condition and free from trash, inflammable material, and other objectionable matter, and shall keep the sidewalks and parking areas in front of the Property free of ice, snow and debris. During the Term, the City shall maintain the Property subject to this Lease in good condition, wear and tear for a reasonable use thereof and damage by the elements not resulting from the neglect or fault of the City excepted.

ARTICLE SIX
Damage

In case of the destruction of or any damage of any kind whatsoever to the Property, caused by the carelessness, negligence, or improper conduct on the part of the Landlord or its agents, employees, guests, licensees, invitees, assignees or successors or other tenants at the Martin Luther King Hub Plaza, the Landlord shall repair the damage or restore any destroyed parts of the property, as speedily as possible, at the Landlord's sole cost and expense.

ARTICLE SEVEN
Signs

The Landlord shall provide a suitable place for a sign, indicating the location of the City's offices. The City shall place such signs in or about the property or any part thereof, including the design and structure thereof as the City deems appropriate or necessary.

ARTICLE EIGHT
Utilities

The Landlord will have a separate PSE&G meter for the property and the bill will be paid directly by the City to PSE&G.

ARTICLE NINE
Compliance

The Landlord shall promptly comply with all the laws, ordinances, rules, regulations, requirements and directives of the Federal, State and Municipal Governments or other public authorities and of all of their departments, bureaus, divisions and subdivisions, applicable to and affecting the property and its use and occupancy for the correction, prevention and abatement of nuisances, violations or other grievances in, upon or connected with the Property, during the Term and shall promptly comply with all orders, regulations, requirements and directives of the Board of Fire Underwriters or similar authority and of any insurance companies with policies affecting the Property and its use, contents or events occurring thereat, for the prevention of fire or other casualty, damage or injury, at the Landlord's own cost and expense.

ARTICLE TEN

Indemnification

The City agrees to and shall save, hold and keep harmless the Landlord from and for any and all payments, expenses, costs, attorneys' fees and from and for all claims and liability for losses or damages to the Property or injuries to persons occasioned wholly or in part by or resulting from any errors, omissions or negligent acts by the City or the City's agents employees, guests, licensees, invitees, subtenants, assignees or successors arising out of the occupancy by the City and the conduct of the City's business.

ARTICLE ELEVEN

Assignment Sub-Lease

The City shall not, without prior written consent of the Jersey City Redevelopment Agency, assign mortgage hypothecate this Lease, or sublet or sublease the premises or any part hereof.

ARTICLE TWELVE

Restriction of Use

The City shall not occupy or use the Property or any part thereof, nor permit or suffer the same to be occupied or used for any purpose other than as herein limited, nor for any purpose deemed unlawful, disreputable or extra hazardous, on account of fire or any other casualty.

ARTICLE THIRTEEN

Inspection and Repair

The City agrees that the Landlord and the Landlord's agents, employees, or other representatives, shall have the right to enter into and upon the Property or any part thereof, at all reasonable hours, for the purposes of examining the same or making such repairs or alterations therein as may be necessary for the safety and preservation thereof. This clause shall not be deemed to be a covenant by the City nor be construed to create an obligation on the part of the City to make such inspection or repairs.

ARTICLE FOURTEEN

Termination

The City shall have the right at its convenience to terminate the Licence Agreement at any time without cause.

ARTICLE FIFTEEN
Validity of Lease Agreement

The terms, conditions, covenants and provisions of this Lease shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity or any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

ARTICLE SIXTEEN
Notices

All notices and demand, incidental to this Lease Agreement, or the occupation of the Property, shall be in writing. If the City desires to serve any notice or demand it shall be sufficient to send a copy by certified mail, return receipt requested, or delivered to:

Jersey City Redevelopment Agency
66 York Street
Jersey City, New Jersey 07302
Attn: Chris Fiore

Notices from the Jersey City Redevelopment Agency shall be sent by certified mail, return receipt requested, or delivered to:

City of Jersey City
Office of Real Estate
365 Summit Avenue #239
Jersey City, New Jersey 07306

Any copy of any notice to the City should also be addressed to the City of Jersey City Business Administrator.

ARTICLE SEVENTEEN
Entire Contract

This Lease Agreement contains the entire contract between the parties. No representative, agent or employee of the Jersey City Redevelopment Agency has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No additions changes or modifications, renewals or extensions hereof, shall be binding unless reduced to writing and signed by the Jersey City Redevelopment Agency and the City.

ARTICLE EIGHTEEN

This Lease Agreement may not be filed by the City without the prior written consent of the Jersey City Redevelopment Agency.

The Jersey City Redevelopment Agency may pursue the relief or remedy sought in any invalid clause, by conforming the said clause with the provisions of the status or the regulations of any governmental agency in such case made and provided as if the particular provisions of the applicable statutes or regulations were set forth herein at length.

In all references herein to any parties, persons, entities or corporation the use of any particular gender or the singular number is intended to include the appropriate gender or number as the text of the within instrument may require. All the terms, covenants and conditions herein contained shall be for and shall inure to the benefit of and shall bind the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused these presents to be signed by their proper corporate officers and their proper corporate seal to be hereunto affixed, the day and year first above written.

ATTEST:

CITY OF JERSEY CITY:

ROBERT BYRNE
City Clerk

ROBERT J. KAKOLESKI
Business Administrator

WITNESS:

JERSEY CITY REDEVELOPMENT AGENCY:

DAVID DONNELLY
Executive Director J.C.R.A.

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-156
 TITLE: 3.F NOV 16 2017 4.F NOV 29 2017

An ordinance authorizing the City to extend the lease with the Jersey City Redevelopment Agency for office space located at 380-382 Martin Luther King Drive.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
NOV 16 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
NOV 29 2017 8-0											
Councilperson <u>ROBINSON</u> moved, seconded by Councilperson <u>GADSDEN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER
 JASON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
NOV 29 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

NOV 16 2017

Adopted on first reading of the Council of Jersey City, N.J. on _____

NOV 29 2017

Adopted on second and final reading after hearing on _____

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017

Robert Byrne, City Clerk

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

NOV 29 2017

APPROVED:

Steven M. Fulop, Mayor

Date

DEC 01 2017

Date to Mayor

NOV 30 2017

*Amendment(s):

City Clerk File No. Ord. 17-157

Agenda No. 3 - G 1st Reading

Agenda No. 4 - G 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-157

TITLE: AN ORDINANCE GRANTING PERMISSION TO 280 NEWARK, LLC FOR A BALCONY ENCROACHMENT OVER A PORTION OF THE RIGHT-OF-WAY OF NEWARK AVENUE, AND THE RIGHT-OF-WAY OF THIRD STREET FOR THE BENEFIT OF LOT 1.01 IN BLOCK 11010, LAND NOW OR FORMERLY OF 280 NEWARK, LLC. THE BALCONY ENCROACHMENT IS INTENDED TO ENCOMPASS THE OVERHEAD ENTRANCE CANOPY AND FLOOR SLAB BALCONIES WHICH PROJECT BEYOND THE BOUNDARY LINES OF LOT 1.01 IN BLOCK 11010 AND INTO THE AFOREMENTIONED RIGHTS OF WAY.

WHEREAS, the City of Jersey City (the "City") does possess rights-of-way through all public streets, thoroughfares and sidewalks located within the City; and

WHEREAS, the City is authorized pursuant to N.J.S.A. 40:67-1 et seq. and N.J.S.A. 40A:12-5 to establish, change the grade of, or vacate any public street, highway, lane or alley, or any part thereof at the discretion of the City; and

WHEREAS, 280 Newark, LLC a company of the State of New Jersey, ("Petitioner") having an address at PO Box 4, Jersey City, NJ 07303; and the Petitioner owns the property located at 280-282 Newark Avenue, and known as Block 11010, Lot 1.01 in the City of Jersey City, County of Hudson, New Jersey; and

WHEREAS, the Petitioner has filed a petition with the Municipal Council of the City of Jersey City requesting permission to make improvements in the public right-of-way of 280-282 Newark Avenue, consisting of a balcony encroachment over a portion of the right-of-way of Newark Avenue, and the right-of-way of Third Street. The balcony encroachment is intended to encompass the overhead entrance canopy and floor slab balconies which project beyond the boundary lines of Lot 1.01 in Block 11010 and into the aforementioned rights-of-way; and

WHEREAS, the balcony improvement will aesthetically enhance the Property; and

WHEREAS, the Petitioner has provided a proposed Franchise Area Plan (Exhibit A), Survey prepared by DMC Associates, Inc. Land Surveyors, by Robert L. Cigol, P.L.S., License Number 24GS04026100, (attached Exhibit B) and a Metes and Bounds Description of the area (Exhibit C); and

WHEREAS, the Petitioner is required to file the Petition for a Franchise Ordinance to place these improvements; and

WHEREAS, there will remain sufficient area in the right-of-way for pedestrian use, and the proposed private improvements will not impede or have a negative impact on typical pedestrian use; and

WHEREAS; the Petitioner has filed a petition for relief and represented to the Municipal Council of the City of Jersey City that the passage of this Ordinance is in the best interests and essential to the building, development and general welfare; and

WHEREAS, after due notice was given in accordance with law, a public hearing was held on the Petition to grant permission to construct private improvements within the public right-of-way for the following purposes:

1. The contemplated improvements include but are not limited the installation of a balcony encompassing the overhead entrance canopy and floor slab balconies which project beyond the boundary lines of Block 11010, Lot 1.01 and into the rights-of-way of 280-282 Newark Avenue and Third Street; and
2. All costs and maintenance associated with these improvements will be incurred by the Petitioner, and there being no objections thereto; and

WHEREAS, the City of Jersey City Zoning Officer and Building Department can approve the construction of these improvements at the Property conditioned upon the Petitioner being granted a franchise ordinance by the City Council of the City of Jersey City; and

WHEREAS, a franchise ordinance is required to permit the construction of the private improvements within the public right-of-way; and

WHEREAS, by reason of the character of the development of the area wherein this Property is situated, the said improvements will enhance public purposes, and the aesthetic and character of the property and greatly benefit Jersey City and the surrounding neighborhood; and

WHEREAS, the public interest will be served by said improvements; which will be of great benefit to the citizens of Jersey City and Hudson County and the rights of the public will not be injuriously or adversely affected by the requested relief;

NOW THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

Section I: Permission be, and is hereby granted to petitioner 280 Newark LLC, its successors and/or assigns, to construct and maintain private improvements to a portion of lands located within the front sidewalk public right-of-way of 280-282 Newark Avenue, Jersey City, New Jersey and known as Block 11010, Lot 1.01 on the current tax map of Jersey City, areas being more particularly described on the Franchise Area Plan, Survey and the meets and bounds descriptions attached hereto as Exhibit A, Exhibit B and Exhibit C, respectively.

1. The contemplated improvements will include but not be limited to the installation of overhead entrance canopy and floor slab balconies along Newark Avenue and Third Street which will encroach in the public right of way.
2. The contemplated improvements will be consistent in design as shown in Exhibit A.
3. The contemplated improvements will be constructed consistent with the development plans approved by the Jersey City Zoning Officer and Building Department.

Section II: All the work herein authorized shall be done under the supervision of the proper departments of the City of Jersey City. Further, all the work herein authorized shall comply with any State of New Jersey Uniform Construction Code requirements. The construction plans shall be submitted to the City Engineer for his review and comments prior to the start of construction. After construction there shall remain no damage to the sidewalk or roadway or interference with the free and safe flow of pedestrian traffic. Petitioner, its successors and/or assigns, shall maintain all improvements installed by it for the entire term of this Franchise at no cost to the City.

Section III: This Ordinance shall remain in full force and effect for a period of twenty (20) years. This Ordinance shall take effect upon final passage and publication according to law. In the event that the Municipal Council determines that this Ordinance must be canceled in whole or in part because of a public purpose, the City reserves the right to cancel this Ordinance or any part thereof by giving written notice to the Petitioner one-year prior to the date of cancellation.

Section IV: All costs and expenses incident to the introduction, passage and publication of this Ordinance shall be borne and paid by said Petitioner.

Section V: In accepting the privileges of this Ordinance and the installation, maintenance and use hereby authorized, Petitioner, its successors and/or assigns, hereby agrees to assume, full, complete and undivided responsibility for any and all injury or damage to persons or property by reason of said installation, maintenance and use, and to indemnify and hold the City of Jersey City harmless from all injury or damages to persons or property by reason of such installation, maintenance and use (except such injury or damage which is caused by negligence or misconduct of the City or its officers, employees or agents) for the term of this Ordinance. Petitioner, its successors and assigns, shall maintain in effect, during the term of this franchise, liability insurance naming the City of Jersey City, its officers and employees as additional insured, covering the use and occupancy of the public property subject to this franchise. A certificate of insurance, in the amount of \$2,000,000.00 or in such amount and type as the City of Jersey City's Risk Manager may deem reasonable shall be delivered to the Risk Manager before use or occupancy of the Property subject to this Franchise Ordinance. Insurance limits shall be reviewed annually by the City of Jersey City's Risk Manager to determine if they need to be increased.

Section VI: This Ordinance shall not become effective unless an acceptance hereof in writing is filed by the Petitioner with City Clerk. In the event that the Petitioner shall not file with the City Clerk its acceptance in writing of the provisions of this Ordinance within 30 days after receiving notice of its passage, this Ordinance shall become void and be no effect.

Section VII: Only with prior written consent and approval by the City Council of the City of Jersey City, which consent and approval shall not be unreasonably withheld, shall Petitioner have the right to assign or otherwise transfer its rights under this Franchise Ordinance.

Section VIII: An easement for the duration of this Ordinance is reserved for this benefit of the City of Jersey City and all public utility companies including any cable television company as defined in the Cable Television Act, P.L. 1972, c. 186 (c. 48:5A-1 et seq.) for the purpose of ingress and egress over and upon the area subject to this Franchise Ordinance in order to maintain, repair or replace existing utility facilities including water lines, sewer lines, gas lines and telephone, electrical and cable television wires and poles which may be located either beneath or above the surface of the area subject to this Franchise Ordinance.

Section IX: For the rights and privileges herein granted, said beneficiaries hereunder, their successors and assigns, shall annually on the 1st day of January next succeeding the time when this Ordinance shall become effective and on each first day of January thereafter until the termination of this Ordinance.

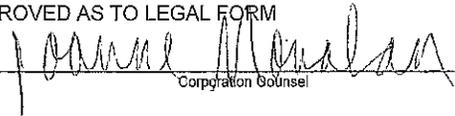
Section X: A. All ordinance and parts of ordinances inconsistent herewith are hereby repealed.

B. This Ordinance shall be a part of the Jersey City code as though codified and set forth therein. The City Clerk shall have this Ordinance certified and incorporated in the official copies of the Jersey City Code.

C. This Ordinance shall take effect at the time and in the manner as provided by law.

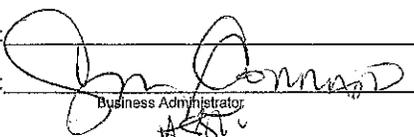
D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, articles numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code, in order to avoid confusion and possible accidental repeals of existing provisions.

APPROVED AS TO LEGAL FORM



Corporation Counsel

APPROVED:



Business Administrator

Certification Required
Not Required

PETITION

**TO: THE HONORABLE, THE MAYOR AND MUNICIPAL
COUNCIL OF THE CITY OF JERSEY CITY:**

Your Petitioner, 280 Newark LLC ("Petitioner") having an office at P.O. Box 4 Jersey City, New Jersey 07303, respectfully says that:

1. Petitioner is the owner of the property located at 280-282 Newark Avenue and known as Block 11010; Lot 1.01 on the current tax maps of the City of Jersey City (the "Property") The subject property is a lot that is located within the Neighborhood Commercial District.
 2. Petitioner proposes to make the following site improvement within the public right-of-way:
 - A. The contemplated improvement will include but not limited overhead entrance canopy and floor slab balconies located along Newark Avenue and Third Street, which will encroach into the public right-of-way.
 - B. All costs associated with these improvements will be incurred by Petitioner.
 3. The contemplated improvements would enhance and benefit the petitioner's property, and the surrounding area and neighborhood.
 4. The Petitioner presented the presented the proposed improvements to the Jersey City Zoning Officer and Building Department, which can approve proposed improvements conditioned upon the Petitioner being granted a franchise ordinance by the City of Jersey City
 5. The contemplated improvement are necessary to construct the proposed development consistent with the development approvals, and will greatly benefit the Petitioner's property and the surrounding neighborhood.
-

WHEREFORE, your Petitioner respectfully petitions for itself, its successors and assigns, for the enactment of a Franchise Ordinance to allow it to make private improvements within the public right-of-way of 280-282 Avenue, all as more particularly shown on the plan annexed hereto and made a part hereof.

By: 
Eugene P. O'Connell, Esq.
o/b/o 280 Newark, LLC
Attorney for the Petitioner

DMC ASSOCIATES, INC. LAND SURVEYORS

211 Main Street, Butler, New Jersey 07405

Phone: 973-838-9187 Fax: 973-838-4389 Email: info@dmcsurveying.com

June 29, 2016

RE: Proposed Balcony Encroachment Easement
Lot 1.01 Block 11010 – a.k.a. 280-282 Newark Avenue
City of Jersey City, County of Hudson, NJ
DMC No.: 1606056

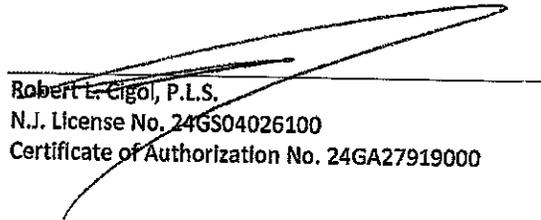
The purpose of this description is to describe a Balcony Encroachment Easement over a portion of the right of way of Newark Avenue and the right of way of Third Street for the benefit of Lot 1.01 in Block 11010, lands now or formerly of 280 Newark, LLC. The Balcony Encroachment Easement is intended to encompass the overhead entrance canopy and floor slab balconies which project beyond the boundary lines of Lot 1.01 in Block 11010 and into the aforementioned right of ways. Said proposed easement being more particularly described as follows:

Beginning at the point of intersection formed by the northeasterly R.O.W. line of Newark Avenue, a 66 feet wide R.O.W. and the southwesterly R.O.W. line of Third Street, a 60 feet wide R.O.W. Said beginning point also being the most northwesterly corner of Lot 1.01 in Block 11010, lands now or formerly of 280 Newark, LLC, as illustrated on the current tax assessment map of the City of Jersey City and running thence:

- (1) Along the southwesterly R.O.W. line of Third Street South 72 degrees 30 minutes 37 seconds East for a distance of 68.67 feet to a point, thence;
- (2) Along a line through the R.O.W. of Third Street North 41 degrees 48 minutes 39 seconds West for a distance of 7.58 feet to a point of curvature, thence;
- (3) Continuing along a line through the R.O.W. of Third Street on a curve to the left, said curve having a radius of 4.50 feet, having a central angle of 30 degrees 41 minutes 58 seconds, having a chord bearing and distance of North 57 degrees 09 minutes 38 seconds West 2.38 feet, for a total arc length of 2.41 feet to a point of tangency, thence;
- (4) Continuing along a line through the R.O.W. of Third Street, running parallel to and distant 4.50 feet at right angles from the southwesterly R.O.W. line of Third Street North 72 degrees 30 minutes 37 seconds West for a distance of 53.71 feet to a point of curvature, thence;
- (5) Along a curve to the left, said curve having a radius of 7.00 feet, having a central angle of 135 degrees 45 minutes 23 seconds, having a chord bearing and distance of South 39 degrees 36 minutes 42 seconds West 12.97 feet, for a total arc length of 16.59 feet to a point of tangency, thence;
- (6) Along a line through the R.O.W. of Newark Avenue, running parallel to and distant 4.50 feet at right angles from the northeasterly R.O.W. line of Newark Avenue South 28 degrees 16 minutes 00 seconds East for a distance of 37.00 feet to a point of

curvature, thence;

- (7) Continuing through the R.O.W. of Newark Avenue along a curve to the right, said curve having a radius of 5.50 feet, having a central angle of 24 degrees 29 minutes 09 seconds, having a chord bearing and distance of South 16 degrees 01 minutes 25 seconds East 2.33 feet, for a total arc length of 2.35 feet to a point of reverse curvature, thence;
 - (8) Continuing through the R.O.W. of Newark Avenue along a curve to the left, said curve having a radius of 6.75 feet, having a central angle of 52 degrees 02 minutes 42 seconds, having a chord bearing and distance of South 29 degrees 48 minutes 11 seconds East 5.92 feet, for a total arc length of 6.13 feet to a point of tangency, thence;
 - (9) Continuing along a line through the R.O.W. of Newark Avenue South 55 degrees 49 minutes 32 seconds West for a distance of 10.45 feet to a point on the northeasterly R.O.W. line of Newark Avenue, thence;
 - (10) Along the northeasterly R.O.W. line of Newark Avenue North 28 degrees 16 minutes 00 seconds East for a distance of 60.62 feet to the point and place of beginning herein described.
- Easement Area = 538.21+/- Sq. Ft.

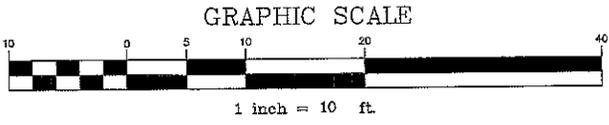
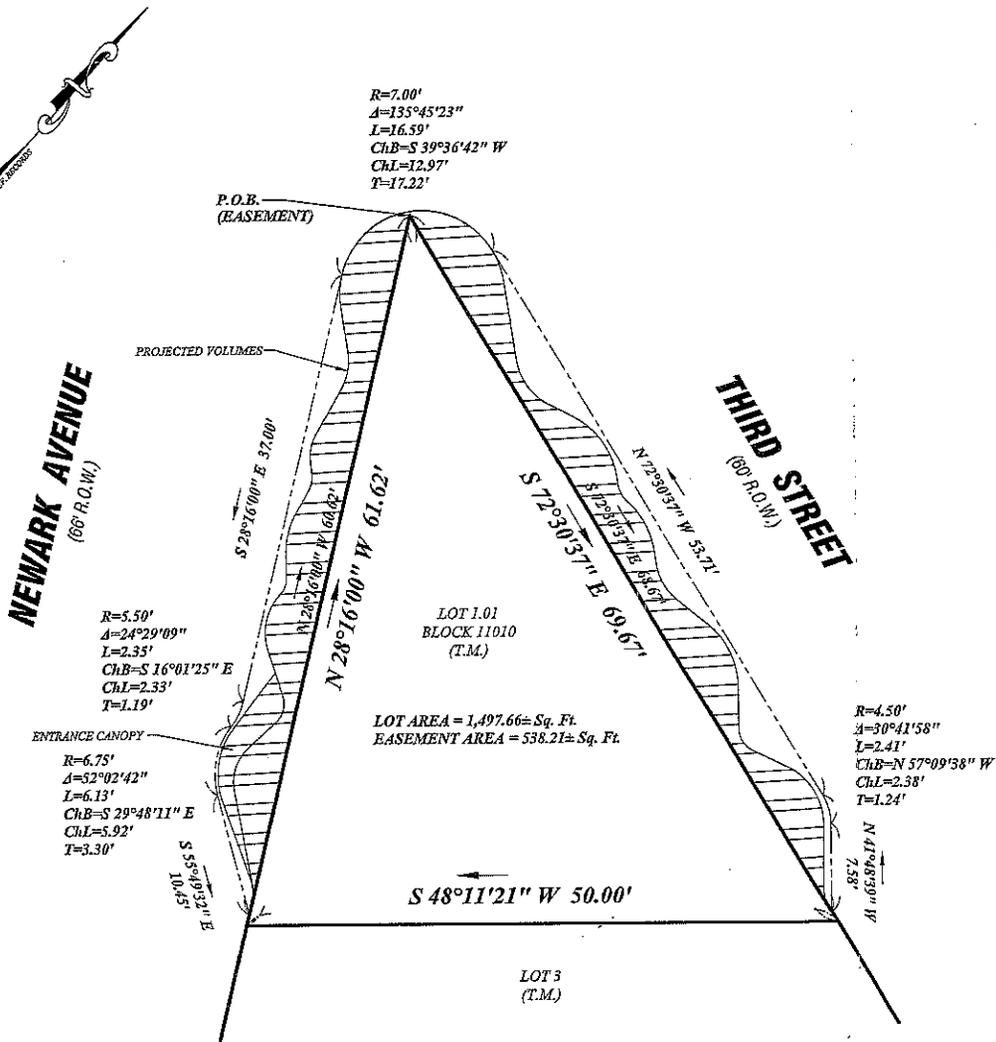


Robert L. Cigol, P.L.S.
N.J. License No. 24GS04026100
Certificate of Authorization No. 24GA27919000

SURVEYORS NOTES:

• Proposed Entrance Canopy and Projected Volumes shown herein were obtained from a plan entitled "Floor Slab Projections" dated June 3, 2016 and prepared by C+C Architecture. (Project Number 2015-0488)

• Boundary lines shown herein were obtained from a survey prepared by Caulfield Associates, L.L.C.



EASEMENT EXHIBIT FOR					
LOT 1.01, BLOCK 11010 – a.k.a. 280–282 NEWARK AVENUE, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY					
DMC ASSOCIATES INC. PROFESSIONAL LAND SURVEYORS 211 MAIN STREET, BUTLER N.J. 07405 973-838-9187 FAX 973-838-4389 INFO@DMCSURVEYING.COM PROFESSIONAL LAND SURVEYORS					
DRAWN	CHECKED	SCALE	DATE	SHEET No.	PROJECT No.
ZM	R.L.C.	1"=10'	06/29/2016	1 OF 1	1606056

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-157
 TITLE: 3.G NOV 16 2017 4.G NOV 29 2017

An ordinance granting permission to 280 Newark, LLC for a Balcony Encroachment over a portion of the right-of-way of Newark Avenue, and the right-of-way of Third Street for the benefit of Lot 1.01 in Block 11010, land now or formerly of 280 Newark, LLC. The balcony encroachment is intended to encompass the overhead entrance canopy and floor slab balconies which project beyond the boundary lines of Lot 1.01 in Block 11010 and into the aforementioned rights of way.

RECORD OF COUNCIL VOTE ON INTRODUCTION												NOV 16 2017 6-1	
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.		
GAJEWSKI	ABSENT			YUN		✓		RIVERA	✓				
GADSDEN	✓			OSBORNE	ABSENT			WATTERMAN	✓				
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓				

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING												NOV 29 2017 8-0	
Councilperson <u>LAVARRO</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.													
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.		
GAJEWSKI	✓			YUN	✓			RIVERA	✓				
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT				
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓				

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

JASON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE												NOV 29 2017 7-1	
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.		
GAJEWSKI	✓			YUN		✓		RIVERA	✓				
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT				
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓				

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 16 2017
 Adopted on second and final reading after hearing on NOV 29 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017

 Robert Byrne, City Clerk

*Amendment(s):

APPROVED:
 Rolando R. Lavarro, Jr., Council President

Date NOV 29 2017

APPROVED:
 Steven M. Fulop, Mayor

Date DEC 01 2017

Date to Mayor NOV 30 2017

City Clerk File No. Ord. 17-158

Agenda No. 3.H 1st Reading

Agenda No. 4.H 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-158

**TITLE: ORDINANCE PROVIDING THE ENTIRE LENGTH OF RISTAINO DRIVE,
FROM MONTGOMERY STREET NORTH TO WAY STREET, WITH THE
COMMEMORATIVE DESIGNATION "HASAN M. CHAUDHRY WAY"**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, M. Rafiq Chaudhry applied to have the entire length of Ristaino Drive, from Montgomery Street north to Wayne Street, commemoratively designated after the late Dr. Hasan M. Chaudhry; and

WHEREAS, Dr. Hasan M. Chaudhry was a laboratory technician and a leader in the Muslim Community; and

WHEREAS, though Dr. Chaudhry's proudest accomplishment was the success of his six children, all of whom grew up to be professionals, he is best known as one of the founders of the Muslim Federation of New Jersey; and

WHEREAS, the Muslim Federation of New Jersey has been serving the Muslim population of Jersey City and the State of New Jersey for over 35 years; and

WHEREAS, since its founding, Dr. Hasan M. Chaudhry had played an important role in its growth and development; and

WHEREAS, consequently, Dr. Chaudhry was recognized as a leader in the State's Muslim community; and

WHEREAS, the Municipal Council Street Name Subcommittee met on November 2, 2017 to evaluate the Chaudhry application; and

WHEREAS, the Municipal Council Street Name Subcommittee deemed that the application satisfied the standards and requirements set forth in Chapter 3-38.1. of the Municipal Code; and

WHEREAS, on November 2, 2017, the Municipal Council Street Name Subcommittee voted unanimously to recommend that the Municipal Council provide the entire length of Ristaino Drive, from Montgomery Street north to Wayne Street, with the commemorative designation "Hasan M. Chaudhry Way"; and

WHEREAS, the applicant will reimburse the City for the cost of fabricating the necessary commemorative street signs as well as for their installation.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the entire length of Ristaino Drive, from Montgomery Street north to Wayne Street, shall be commemoratively designated "Hasan M. Chaudhry Way".

A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**ORDINANCE PROVIDING THE ENTIRE LENGTH OF RISTAINO DRIVE,
FROM MONTGOMERY STREET NORTH TO WAY STREET, WITH THE
COMMEMORATIVE DESIGNATION "HASAN M. CHAUDHRY WAY"**

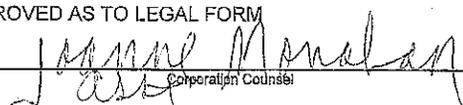
B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

C. This ordinance shall take effect at the time and in the manner provided by law.

D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in ~~[brackets]~~ are omitted.
For purposes of advertising only, new matter is indicated by **boldface**
and repealed matter by *italic*.

JJH/he
11/03/17

APPROVED AS TO LEGAL FORM


Joseph Monahan
Corporation Counsel

APPROVED: 
APPROVED: 

Business Administrator

Certification Required
Not Required

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

ORDINANCE PROVIDING THE ENTIRE LENGTH OF RISTAINO DRIVE FROM MONTGOMERY STREET NORTH TO WAYNE STREET WITH THE COMMEMORATIVE DESIGNATION "HASAN M. CHAUDHRY WAY"

Initiator

Department/Division	The Municipal Council	Office of Councilwoman-at-Large Watterman
Name/Title	Joyce Watterman	Councilwoman-at-Large
Phone/email	201-547-5134	jwatterman@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

This Ordinance will provide the entire length of Ristaino Drive from Montgomery Street north to Wayne Street with the commemorative designation "Hasan M. Chaudhry Way".

I certify that all the facts presented herein are accurate.

Joyce Watterman
Councilwoman-at-Large

November 5, 2017

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-158
 TITLE: 3.H NOV 16 2017 4.H NOV 29 2017

Ordinance providing the entire length of Ristaino Drive, from Montgomery Street north to Way Street, with the commemorative designation "Hasan M. Chaudhry Way".

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 16 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 29 2017 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

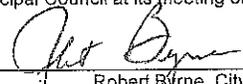
RECORD OF FINAL COUNCIL VOTE NOV 29 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 16 2017

Adopted on second and final reading after hearing on NOV 29 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017


 Robert Byrne, City Clerk

APPROVED: 
 Rolando R. Lavarro, Jr., Council President

Date NOV 29 2017

*Amendment(s):

APPROVED: 
 Steven M. Fulop, Mayor

Date DEC 01 2017

Date to Mayor NOV 30 2017

City Clerk File No. Ord. 17-159

Agenda No. 3. I 1st Reading

Agenda No. 4. I 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 17-159

TITLE: **ORDINANCE EXTENDING THE TIME TO EXECUTE THE FINANCIAL AGREEMENT APPROVED PURSUANT TO ORDINANCE 17-067 WHICH GRANTED A THIRTY (30) YEAR TAX EXEMPTION FOR A MULTI-SITE MIXED-INCOME RENTAL PROJECT TO BE CONSTRUCTED BY OCEAN MLK URBAN RENEWAL ASSOCIATES, LP, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Ocean MLK Urban Renewal Associates, LP, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity seeks to develop certain properties designated as Block 21201, Lot 9.01; Block 22602, Lot 8.01; Block 21102, Lot 44.01; Block 21101, Lot 34.01; and Block 21201, Lot 1, on the City's Official Tax map, and to be known as 787 Ocean Avenue; 4 Orient Avenue; 61 Virginia Avenue; 421 MLK Drive; and 3 Virginia Avenue, respectively, and more specifically described by metes and bounds, in the application (Property); and

WHEREAS, these properties all exist within the Jackson Hill Redevelopment Plan Area; and

WHEREAS, by an application dated February 1, 2017, the Entity applied for a 30 Year long term tax exemption to construct a mixed-use, mixed-income rental project consisting of five (5) buildings at five (5) different locations, consisting of three (3) four-story buildings and two (2) five-story buildings, which will consist of 99 residential rental units with fifty-four (54) set aside for low and moderate income households and forty-five (45) market rate units. Three buildings will have retail/commercial space and only two (2) buildings will have parking with a grand total of twenty-four (24) parking spaces (Project); and

WHEREAS, through the adoption of Ordinance 17-067 on June 14, 2017, the tax exemption was approved, subject to the approval of Low Income Housing Tax Credits from the New Jersey Housing Mortgage & Finance Agency (NJHMFA) and the approval of financial assistance from the Jersey City Affordable Housing Trust Fund (AHTF) at which point the Entity could close title on the subject properties; and

WHEREAS, the Entity received a commitment of Low Income Housing Tax Credits from the NJHMFA in August and the Entity received a partial commitment of funding from the City's AHTF in September; and

WHEREAS, the Entity applied to the City for additional funding from the AHTF in October 2017; and

WHEREAS, this funding from the AHTF, if awarded, will not be awarded until 2018; and

WHEREAS, as of now, the funding provided by the NJHMFA and the AHTF is insufficient to complete the project and therefore insufficient for the Entity to close title on the subject properties; and

ORDINANCE EXTENDING THE TIME TO EXECUTE THE FINANCIAL AGREEMENT APPROVED PURSUANT TO ORDINANCE 17-067 WHICH GRANTED A THIRTY (30) YEAR TAX EXEMPTION FOR A MULTI-SITE MIXED-INCOME RENTAL PROJECT TO BE CONSTRUCTED BY OCEAN MLK URBAN RENEWAL ASSOCIATES, LP, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

WHEREAS, Ordinance 17-067 requires that the Financial Agreement shall be executed by the Entity no later than 90 days following adoption of the Ordinance and that the Ordinance will be rescinded if the transfer of title from the seller to the Entity does not take place within ninety (90) days of the date of adoption of the Ordinance 17-067, unless otherwise extended by the City; and

WHEREAS, the 90-day period following adoption of the Ordinance expired in October 2017; and

WHEREAS, by letter dated October 18, 2017, RPM Development Group, the parent company of Ocean MLK Urban Renewal Associates, LP, requested an extension of time to execute the Financial Agreement so that it could obtain the additional funding from the AHTF necessary to complete the Project and acquire title to the subject properties; and

WHEREAS, it is in the City's best interest to grant Ocean MLK Urban Renewal Associates, LP, an additional ninety (90) days to execute the Financial Agreement so it can obtain the additional funding from the AHTF necessary to acquire title to the subject properties and complete the Project.

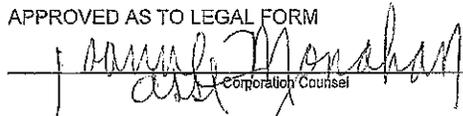
NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

- 1. Paragraph 13 of ordinance 17-067 is amended to provide that authorization for execution of the Financial Agreement shall be rescinded unless closing of sale and transfer of title occur on or before July 31, 2018; and
 - 2. Paragraph 14 is amended to provide that the Tax Exemption shall terminate if construction of the project does not (1) commence within two years and (2) is not completed within five years of July 31, 2018.
- A. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
 - B. This Ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Municipal Code.
 - C. This Ordinance shall take effect at the time and in the manner provided by law.
 - D. The City Clerk and Corporation Counsel be and are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

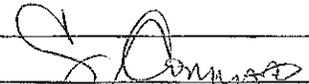
NOTE: All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

JJH/he
11/03/17

APPROVED AS TO LEGAL FORM


 Corporation Counsel

Certification Required
 Not Required

APPROVED: 
 BUSINESS ADMINISTRATOR

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

ORDINANCE EXTENDING THE TIME TO EXECUTE THE FINANCIAL AGREEMENT APPROVED PURSUANT TO ORDINANCE 17-067 WHICH GRANTED A THIRTY (30) YEAR TAX EXEMPTION FOR A MULTI-SITE MIXED-INCOME RENTAL PROJECT TO BE CONSTRUCTED BY OCEAN MLK URBAN RENEWAL ASSOCIATES, LP, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

Initiator

Department/Division	Office of the Mayor	Office of the Deputy Mayor
Name/Title	Marcos D. Vigil	Deputy Mayor
Phone/email	201-547-6542	mvigil@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

This Ordinance extends the time for the entity in receipt of the abatement, Ocean MLK Urban Renewal Associates, LP, to execute the Financial Agreement so that it can secure the funding from Affordable Housing Trust Fund that it needs to complete the project.

I certify that all the facts presented herein are accurate.

Marcos D. Vigil
Deputy Mayor

November 3, 2017

Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 17-159
 TITLE: 3.J NOV 16 2017 4.1 NOV 29 2017

Ordinance extending the time to execute the financial agreement approved pursuant to Ordinance 17-067 which granted a thirty (30) year tax exemption for a multi-site mixed-income rental project to be constructed by Ocean Martin Luther King Drive Urban Renewal Associates, LP, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION NOV 16 2017 7-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	ABSENT			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING NOV 29 2017 8-0											
Councilperson <u>ROBINSON</u>			moved, seconded by Councilperson <u>LAVARRO</u>						to close P.H.		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote N.V.--Not Voting (Abstain)

SPEAKERS:

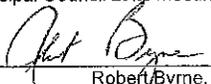
YVONNE BALCER
 LAVERN WASHINGTON
 JASON BURG

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson			moved to amend* Ordinance, seconded by Councilperson						& adopted		
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
GADSDEN				OSBORNE				WATTERMAN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE NOV 29 2017 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
GADSDEN	✓			OSBORNE	✓			WATTERMAN	ABSENT		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on NOV 16 2017
 Adopted on second and final reading after hearing on NOV 29 2017

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on NOV 29 2017

 Robert Byrne, City Clerk

APPROVED: 
 Rolando R. Lavarro, Jr., Council President
 Date NOV 29 2017

*Amendment(s):

APPROVED: 
 Steven M. Fulop, Mayor
 Date DEC 01 2017

Date to Mayor NOV 30 2017